

Llandaff Square

Old St Mellons, Cardiff CF3 5UQ

- Two/three bedrooms
- Detached bungalow
- Renovated throughout
- Large landscaped rear garden
- Off road parking
- Sought after location
- EPC=E

Price £345,000

www.hern-crabtree.co.uk



Truly unique.... Two/three double bedroom detached bungalow located in a select quiet cul-de-sac of just four properties within the sought after area of Old St Mellons

Renovated by the current owner to a lovely cottage style finish with well appointed accommodation briefly comprising of entrance hallway, lounge, kitchen/ breakfast room, sitting room/bedroom three, two further double bedrooms and two shower shower rooms.

Externally the property boasts a landscaped tiered rear garden with 14ft wooden workshop and large lawned area. To the front there an off road parking space. Viewings are highly recommended to fully appreciate the presentation and uniqueness of this property and can be arranged by contacting our Heath office on 02920 620202.

Entrance

Entered via double glazed front door with stained glass window above, ceiling rose, coved ceiling, loft access hatch, picture rail, radiator, tiled flooring, doors to...

Bedroom One 12' max x 10'7 (3.66m max x 3.23m)

Double glazed pvc window to the front, radiator, coved ceiling, picture rail, wood parquet flooring.

Kitchen 20'5 max x 8'7 (6.22m max x 2.62m)

Double glazed windows to the rear and additional feature wood glazed window to the rear, kitchen is fitted with a range of wall and base units with wood work tops over and lights under wall units, integrated fridge/freezer, one and a half bowl sink and drainer with mixer tap, integrated dishwasher, integrated Zanussi washing machine, space for electric range cooker with cooker hood above, space for additional appliance, quarry tiled flooring, radiator, sun tunnel offering natural light into breakfast area, fitted breakfast bar, door to inner lobby and dining room.

Inner Lobby

Small inner lobby with airing cupboard housing Ideal gas combination boiler.

Shower Room 5'11 max x 7'3 max (1.80m max x 2.21m max)

Double walk in style shower with glass splashback screen, plumbed shower with separate shower head attachment, w.c and wash hand basin, heated towel rail, vinyl flooring, double obscure glazed window to the side, additional electric heater, loft access hatch.

Sitting Room/Bedroom 3 12'7 max x 11'4 max (3.84m max x 3.45m max)

Double glazed French doors to the side, double glazed windows to side and the rear, feature cast iron style radiator, ceiling rose and coved ceiling, sky TV point, loft access hatch, wood parquet flooring,

Lounge 14'11 max x 12' (4.55m max x 3.66m)

Double glazed pvc window to the front, radiator, feature fireplace with tiled surround and hearth and wooden mantle, storage cupboard housing the utility meters, picture rail, fibre board suspended ceiling with ceiling rose, wood block flooring, door to bedroom two.

Bedroom Two 12'3 max x 7'5 (3.73m max x 2.26m)

Double glazed Velux skylight window to the side and double glazed pvc window to the front, spotlights, TV point, eco economy modern electric radiator, exposed beams and exposed



stone wall, wood laminate flooring, door to:

Rear Hallway

Tiled flooring, half double obscure glazed window to the rear, door to:

Shower Room

Fitted shower with tiled enclosure, raindrop shower head and separate shower head attachment, wash hand basin and w.c, heated towel rail, tiled flooring, double obscure glazed to the rear.

Rear Garden

Landscaped and tiered into three sections, ground level has stone paved patio with steps leading up to middle raised patio and wrought iron railings, further steps up to a lawn area with decorative borders, timber framed storage shed with power and light, apple and plum trees, small natural life pond.

Front

Hardstand for parking, path to front door, wrought iron gate.

Tenure

We have been advised by the seller that the property is freehold.

